

128.0

0003

0023.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,095,400 / 1,095,400  
USE VALUE: 1,095,400 / 1,095,400  
ASSESSED: 1,095,400 / 1,095,400
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

| No    | Alt No | Direction/Street/City  |
|-------|--------|------------------------|
| 34-36 |        | MENOTOMY RD, ARLINGTON |

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: STANTON MARY L-ETAL

Owner 2: RUBRAKE SHARON L

Owner 3: \_\_\_\_\_

Street 1: 36 MENOTOMY ROAD

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

|               |        |             |
|---------------|--------|-------------|
| St/Prov: MA   | Cntry: | Own Occ: Y  |
| Postal: 02476 |        | Type: _____ |

**PREVIOUS OWNER**

|                 |
|-----------------|
| Owner 1: _____  |
| Owner 2: _____  |
| Street 1: _____ |
| Twn/City: _____ |
| St/Prov: _____  |
| Postal: _____   |

**NARRATIVE DESCRIPTION**

This parcel contains .164 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Wood Shingle Exterior and 2781 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

**OTHER ASSESSMENTS**

| Code       | Descrip/No | Amount    | Com. Int |
|------------|------------|-----------|----------|
| Z          | R2         | TWO FAMIL | 100      |
| o          |            | water     |          |
| n          |            | Sewer     |          |
|            |            | Electri   |          |
| Census:    |            | Exempt    |          |
| Flood Haz: |            |           |          |
| D          |            | Topo      | 1        |
| s          |            | Street    |          |
| t          |            | Gas:      |          |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 104      | Two Family  |          | 7147        | Sq. Ft.            | Site      |           |           | 0          | 80.        | 0.89 | 9     |             |           |        |   |        |   |        |   | 507,528         |           |   |           |        |      | 507,500   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Land Size       | Building Value | Yard Items                     | Land Value | Total Value     | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|
| 104          | 7147.000        | 583,200        | 4,700                          | 507,500    | 1,095,400       |                   |
|              |                 |                |                                |            |                 |                   |
|              |                 |                |                                |            |                 |                   |
|              |                 |                |                                |            |                 |                   |
| Total Card   | 0.164           | 583,200        | 4,700                          | 507,500    | 1,095,400       | Entered Lot Size  |
| Total Parcel | 0.164           | 583,200        | 4,700                          | 507,500    | 1,095,400       | Total Land:       |
| Source:      | Market Adj Cost |                | Total Value per SQ unit /Card: | 393.84     | /Parcel: 393.84 | Land Unit Type:   |

 Total Card / Total Parcel  
 1,095,400 / 1,095,400  
 APPRAISED: 1,095,400 / 1,095,400  
 USE VALUE: 1,095,400 / 1,095,400  
 ASSESSED: 1,095,400 / 1,095,400

|           |
|-----------|
| User Acct |
| 83288     |
| GIS Ref   |
| GIS Ref   |
| Insp Date |
| 05/17/18  |

|                   |
|-------------------|
| !10048!           |
| PRINT             |
| Date Time         |
| 12/30/21 10:01:06 |
| LAST REV          |
| Date Time         |
| 06/13/18 09:14:26 |
| apro              |
| 10048             |
| ASR Map:          |
| Fact Dist:        |
| Reval Dist:       |
| Year:             |
| LandReason:       |
| BldReason:        |
| CivilDistrict:    |
| Ratio:            |

| PREVIOUS ASSESSMENT |     | Parcel ID |            | PAT ACCT. |           |            |             |               |               |            |
|---------------------|-----|-----------|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr              | Use | Cat       | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022                | 104 | FV        | 583,200    | 4700      | 7,147.    | 507,500    | 1,095,400   |               | Year end      | 12/23/2021 |
| 2021                | 104 | FV        | 556,300    | 4700      | 7,147.    | 507,500    | 1,068,500   |               | Year End Roll | 12/10/2020 |
| 2020                | 104 | FV        | 556,400    | 4700      | 7,147.    | 507,500    | 1,068,600   |               | Year End Roll | 12/18/2019 |
| 2019                | 104 | FV        | 413,600    | 4700      | 7,147.    | 475,800    | 894,100     | 894,100       | Year End Roll | 1/3/2019   |
| 2018                | 104 | FV        | 419,700    | 4700      | 7,147.    | 393,300    | 817,700     | 817,700       | Year End Roll | 12/20/2017 |
| 2017                | 104 | FV        | 393,300    | 4700      | 7,147.    | 361,600    | 759,600     | 759,600       | Year End Roll | 1/3/2017   |
| 2016                | 104 | FV        | 393,300    | 4700      | 7,147.    | 329,900    | 727,900     | 727,900       | Year End      | 1/4/2016   |
| 2015                | 104 | FV        | 349,800    | 4700      | 7,147.    | 323,500    | 678,000     | 678,000       | Year End Roll | 12/11/2014 |

| SALES INFORMATION |           | TAX DISTRICT |          | PAT ACCT. |            |    |     |       |       |
|-------------------|-----------|--------------|----------|-----------|------------|----|-----|-------|-------|
| Grantor           | Legal Ref | Type         | Date     | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|                   | 1045-106  |              | 6/1/1988 |           | 290,000    | No | No  | Y     |       |

| BUILDING PERMITS |        |          |        |     |            |          |            |                 |            |                                |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|-----------------|------------|--------------------------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment         | Date       | Result                         | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 9/4/2013         | 1325   | Manual   | 8,120  | C   |            |          |            |                 | 5/17/2018  | Inspected                      | CC  | Chris C              |  |  |  |  |  |  |  |  |  |  |  |
| 12/3/2012        | 1605   | New Wind | 3,920  | C   |            |          |            |                 | 4/24/2018  | MEAS&NOTICE                    | CC  | Chris C              |  |  |  |  |  |  |  |  |  |  |  |
| 12/29/2010       | 2444   | New Wind | 13,000 |     |            |          |            | REPL 15 WINDOWS | 5/6/2014   | External Ins                   | PC  | PHIL C               |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                 | 1/23/2014  | Info Fm Prmt                   | EMK | Ellen K              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                 | 4/11/2013  | Info Fm Prmt                   | MM  | Mary M               |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                 | 2/5/2009   | Measured                       | 345 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                 | 12/9/1999  | Mailer Sent                    |     |                      |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                 | 11/30/1999 | Measured                       | 243 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |                 | Sign:      | VERIFICATION OF VISIT NOT DATA |     |                      |  |  |  |  |  |  |  |  |  |  |  |

